

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 27, 2018

A Board of Directors Meeting of the Beach Walker Villas Association, Inc., was held this date in the Amelia Island Management Conference Room, Amelia Island, Florida.

BOARD MEMBERS PRESENT

Taylor Merrill, President
Brad Burnette, Vice President
David Montgomery, Director
James Thompson, Director
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

Chris Turner, Property Manager
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director
Nick Lambiase, Jr., Director

OWNERS PRESENT

On file at Amelia Island Management

GUESTS PRESENT

Jason Hambrecht, CSI
Herb Hilderbrand, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Board on April 23, 2018, and posted on property, which is in accordance with the Documents of the Association. There were five (5) Board members present in person, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 2:00p.m.

APPROVAL OF MINUTES

Brad Burnette moved to approve the February 16, 2018 Board of Directors Meeting Minutes, as written; Jim Thompson seconded and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

CAM Report (Full report attached)

Chris Turner reported the below reflects the more notable items addressed by Amelia Island Management since the last Board Meeting in February, 2018.

Building Maintenance:

- 1159 exterior wall frame repairs
- 1195 repairs for sewage work access
- Fix hole in metal flashing on building D
- Rewire sensors and lubricate building C trash door
- T and M for balcony leaking on building A
- Building D transformer door replacements completed
- Replaced roof gate to building D
- Replace lock on roof gate to building D
- Replaced simplex lock at building B trash door
- Prepare and paint metal roofs on C and D
- Installed new wood and metal on buildings C and D roofs
- Topographic survey for sewage plumbing to building A and B
- 1140 transom repairs on balcony
- Installed new coal can at grills

Elevators:

- Repaired the flooring in C and D elevator

Pool Area:

- Replaced life ring and 60 foot throw rope
- Epoxy hole in deep end
- Installed gutter tile

Light Maintenance:

- 50 light bulbs purchased
- Replaced fixture near 1124
- Replaced 4 emergency lights 1st, 2nd, 3rd floor D building

Plumbing:

- pumped out septic tank at pool in March
- 1152 BW broken supply line in garage
- 1143 main water cut off valves were off and stuck
- Clog at Y connection in B building, large amount of baby wipes
- Slow draining sink in A trash room, Blue Works corrected issue.

Landscape maintenance, other than monthly contract:

- 1221 pine straw/420 pine bark installed
- Spring flower planting
- Sod and flowers replaced at A and B buildings
- Palm spikes and fertilizer installed for trees
- Tree trimming by Cash's tree service
- Assorted irrigation parts replaced

Fire Safety System:

- Dry valve activation alarm call service call for D building

Chris Turner reported there is about 3 more days of tree removal work and will be meeting with Darlington to determine an additional tree near Building D north that is dead and will be removed.

President Merrill stated that D Building level 1 elevator up button is not working. Chris Turner will have Coastal take care of this.

Discussion ensued regarding the recent golf cart fire and golf carts at Beachwalker needing checked.

President Merrill asked that the horizontal waste lines for C and D buildings be cleaned out at the appropriate time, when the budget permits.

Financial Report

Shirlene Reeves reported on the finances through the end of March, 2018

- \$753,000 total cash on hand including what has been collected in special assessments
- \$852,000 total assets
- As of the end of March, running a negative \$5,428 in the operating expenses vs budget
- Still have \$500,000 line of credit
- As of today, there are 6 owners that have not paid their special assessment
- Still have \$500,000 in special projects for the pool

Discussion ensued regarding the \$250,000 loan terms which are 5 years at 4.75% with 12 months interest only, clarification of janitorial services for the bathhouse now provided by Darlington, special assessment expenditures of \$60,000 (fire alarm system, design by Wet Engineering/John Zona and the

survey), the sell of Unit 1172 has been resolved.

Summary of C & D Project Finances

Herb Hilderbrand, CSI, reported the project cost, including oversight for C and D Buildings is \$1,599,209. Building D project has been completed and repairs to C Building walkway and in front of elevator have been done with all being no cost items due to being under warranty. The \$245,982 for Building D waterproofing and \$6,000 for metal roof sealants and painting by Blanchard were separate projects and not included in the total. Fields did Building D concrete and EIFS repairs for \$95,684 and \$34,770 was oversight done by CSI. Building D was a total of \$382,466, with \$426,276 initially budgeted and came in \$43,810 under budget. Building D is complete with only a few punch items to D Building and Blanchard and Fields are responding to these items.

Discussion ensued regarding what has been paid and if anything is due in 2018. Chris Turner reported that all invoices for these projects have been paid. Further discussion ensued regarding the repairs to eastside balconies, how many have been done, how many left to be done (61) and when will they be done. CSI will inspect to determine the status of the balconies.

David Montgomery moved to go ahead with the balcony work for those in most need of repair with Blanchard Painting and Coating; Paul Greco seconded and the motion passed unanimously.

Chris Turner will schedule Blanchard to begin with the balconies.

Summary of A & B Project Finances

Herb Hilderbrand, CSI, reported BlueWorks has completed the vertical stack work in Buildings A and B. The report from BlueWorks will be forwarded to the Board when it is received. Discussion ensued regarding a recent clog of flushable wipes and requiring signage of rentals. The Board discussed continual addressing with the rental companies, installing a mechanism to perform regular flushing of the system to help prevent clogs and signage in the units.

Billing of the project from BlueWorks is forthcoming and will be \$40,754 which will come out of 2018 Capital. Chris Turner will renegotiate the total due to the issues that occurred with the concrete work that was unacceptable.

Insurance Renewal Update

Chris Turner reported that the rates are about the same and the renewals will be received soon.

OLD BUSINESS

Building C & D Repair Project Summary

(This item was discussed earlier in the meeting.)

Building A & B Repair/Paint Project Update

(This item was discussed earlier in the meeting.)

Beach Walker Pool Maintenance & Parking Security

Discussion ensued regarding pool maintenance, pool furniture and security for parking. The Board determined that no security will be arranged.

Pool Renovation Project

Chris Turner reported Bill Smoot, Wet Engineering, will be the engineer on the project and John Zona will do the design work. The Board asked if CSI could oversee the entire project.

David Montgomery moved to hire CSI to oversee the pool project on behalf of the Board and coordinate the engineering company and John Zona; Jim Thompson seconded and the motion passed unanimously.

The Board expressed concern about the timing of all parties doing the work. Jason Hambrecht and Chris Turner will arrange a preconstruction meeting for next week for all parties involved in the pool project and will send reports to the Board.

Paul Greco moved to approve Wet Engineering's plan for mechanical facilities around the pool with possible movement of the equipment corral as specified in the proposal, pending a slight alteration in the drawing and after revisions are resolved with the oil loading; Brad Burnette seconded and the motion passed unanimously.

Discussion ensued regarding the bathhouse, the design, the architecture and other changes for the architect. The Board asked to have 3 renderings with the changes (widen the chase to 3ft., make square versus round, mirror the roof the same as the gazebos and make the adjustment on the design). The design is ready to put out for bid.

Fire Suppression System Update

(This item was discussed earlier in the meeting.)

NEW BUSINESS

Balcony Coating Project

(This item was discussed earlier in the meeting.)

Boardwalks

Chris Turner reported he is researching this project and getting proposals for future consideration of the boardwalks.

Rental Surcharge Fee

President Merrill stated this item has been brought to the Board's attention by an owner. Discussion ensued regarding wear and tear on the property due to rentals and the difficulties of assessing a surcharge, liability, and cameras for surveillance. The Board determined this was not feasible.

Summary of New Florida Condo Laws

President Merrill reported it was recommended that minutes be limited to motions made and actions taken.

Discussion ensued regarding emails, consent to use email by owners, and that the Board cannot make decisions via email.

75% of owners must approve "before" material alterations can be made, unless the documents state otherwise.

Term limits – Board members may not serve longer than 8 consecutive years unless no one else submits to run for the Board.

Electronic vehicles charging stations must be allowed but the Board can dictate where they can be installed.

QUESTIONS / COMMENTS

An owner expressed concern about drinking and eating in the pool. The Board discussed adjusting the signage to reflect no eating or drinking in the pool.

Discussion ensued regarding owners not adhering to the rules for renovation such as notifying Management and paying the deposit to the Association.

An owner asked about having draft minutes posted on the website, along with the CAM report.

The next Beach Walker Board meeting will be held Monday, June 18, 2018, at 9:00a.m., in the Amelia Island Management conference room. The August meeting will be August 24, 2018.

David Montgomery gave an update on the litigation regarding the Ocean Links Golf Course.

ADJOURNMENT

There being no further business, President Merrill called to adjourn the meeting.

Brad Burnette moved to adjourn; David Montgomery seconded and the meeting was adjourned at 4:28p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments